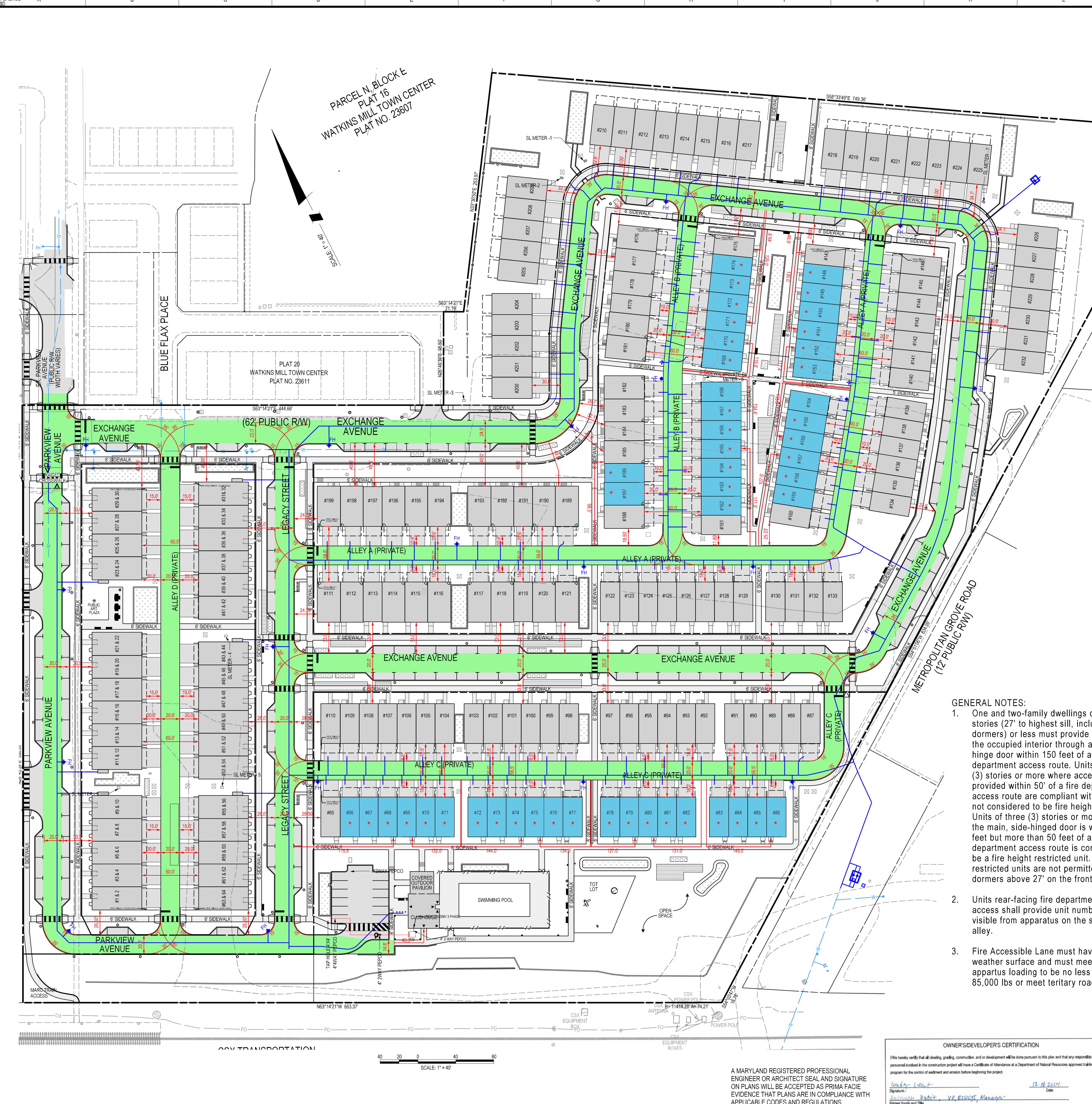


REFERENCE: A B C D E F G H I J K L M O



PARCEL N, BLOCK E
WATKINS MILL TOWN CENTER
PLAT NO. 23607

PLAT 20
WATKINS MILL TOWN CENTER
PLAT NO. 23611

SCALE 1" = 40'

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
APPLICATION NO. SP-9881-2024
DATE 7-1-2025
BY Brian Fields

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
APPLICATION NO. AFP-10058-2025
DATE 7-1-2025
BY Brian Fields

SOLTESZ, INC.
ROCKVILLE OFFICE
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Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.

OWNER / DEVELOPER / APPLICANT

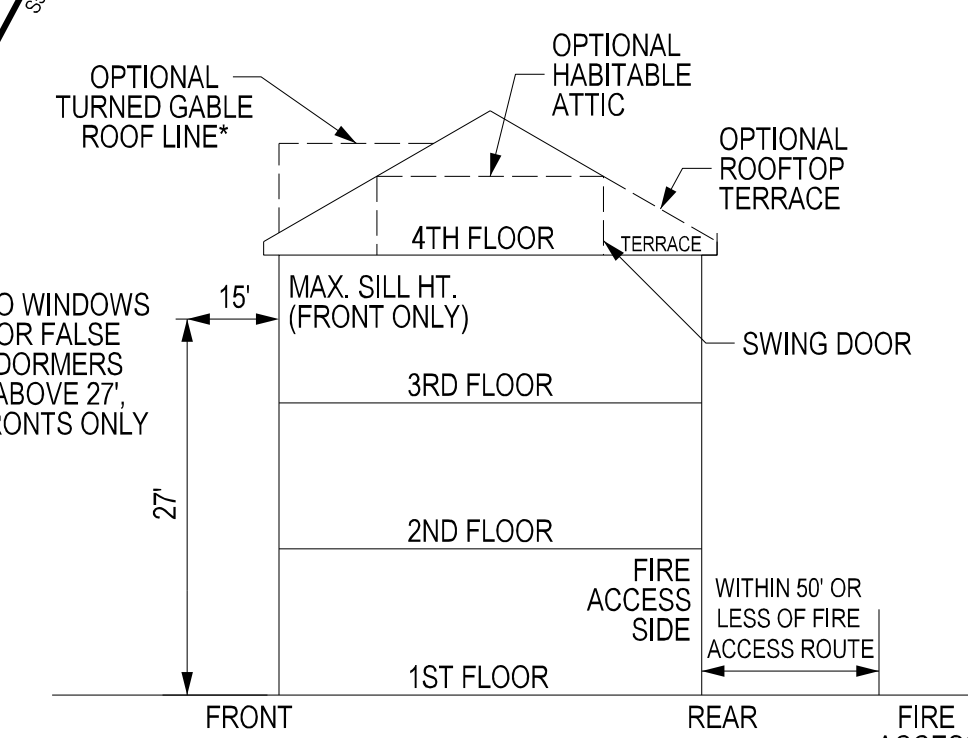
WATKINS MILL DEVELOPMENT, LLC
1305 BEVERLY ROAD
SUITE 240
MCLEAN, VA 22101
(703) 784-0700
ATTN: KATE KUBIT
KKUBIT@BELMSTREETDEV.COM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: 6/27/2025

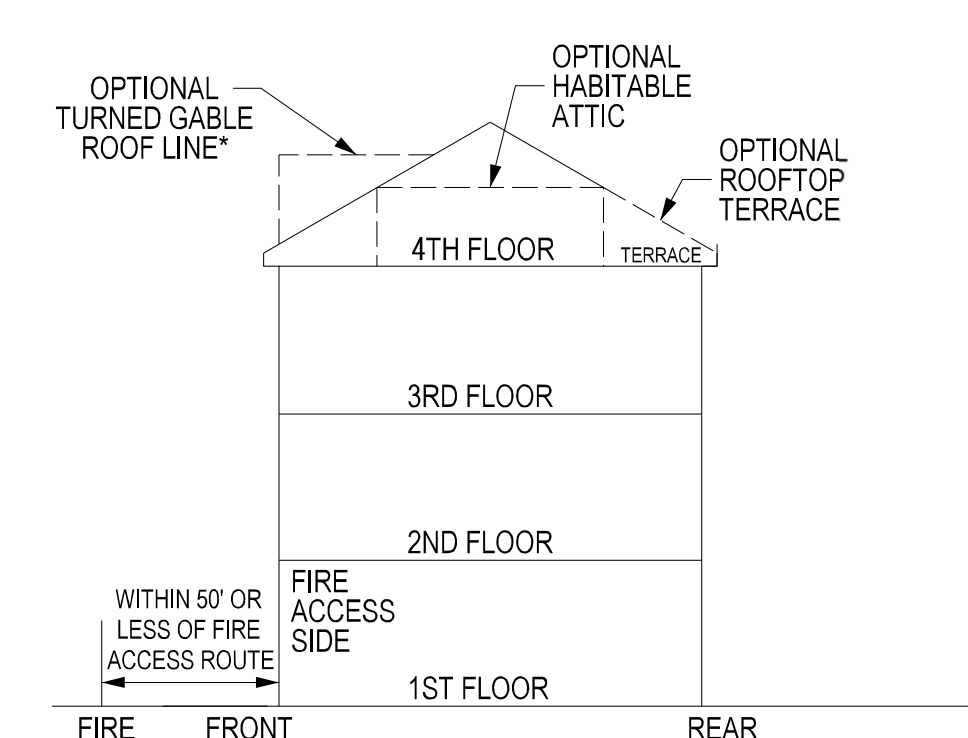


6/27/2025

**PERFORMANCE BASE DESIGN
BUILDING HEIGHT DETAILS**



* FIRE HEIGHT RESTRICTED UNIT (RESTRICTED IN FRONT ONLY)



UNIT WITH NO FIRE HEIGHT RESTRICTION

- GENERAL NOTES:**
- One and two-family dwellings of three (3) stories (27' to highest sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinged door within 150 feet of a fire department access route. Units of three (3) stories or more where access can be provided within 50' of a fire department access route are compliant with code and not considered to be fire height restricted. Units of three (3) stories or more where the main, side-hinged door is within 150 feet but more than 50 feet of a fire department access route is considered to be a fire height restricted unit. Fire height restricted units are not permitted sills or dormers above 27' on the front walls.
 - Units rear-facing fire department vehicular access shall provide unit numbers clearly visible from apparatus on the street or alley.
 - Fire Accessible Lane must have all weather surface and must meet MCFRS apparatus loading to be no less than 85,000 lbs or meet tertiary road subgrade.

LEGEND

- [Green Line] FIRE ACCESS LANE
- [Blue Dot] PROPOSED FIRE HYDRANT
- [Blue Line] PROPOSED WATER LINE
- [Red Star] HEIGHT RESTRICTED UNIT (GREATER THAN 50 FEET FROM FIRE DEPARTMENT ACCESS)

Pierce Arrow XT

Width : 8.01
Track : 8.01
Lock to Lock Time : 6.0
Steering Angle : 45.5

OVERALL FIRE DEPARTMENT ACCESS PLAN
FIRE DEPARTMENT ACCESS PLAN
STEVENSON-METGROVE PROPERTY
WATKINS MILL TOWN CENTER EAST

TAX MAP FT22	ZONING CATEGORY MKD
WSSC 200 SHEET 224 NW 11	
SITE DATUM HORIZONTAL NAD 83/91 VERTICAL NAVD 29	
DATE 6/25/2025	DESIGNED JS
1" = 40'	TECHNICAL JS
SHEET 1	CHECKED JDS
OF 5	ORD / MCS
PROJECT NO. 0580-45-02	

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SHAMAY AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON January 22, 2025
APPLICATION NO. SP-9881-2024 MARK GRANTED
FINAL SITE PLAN APPROVAL
WITH EXHIBIT (S) CONDITIONS SEE S.D.A. LETTER
DATE 7/1/2025 BY Brian Fields
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG PLANNING AND CODE ADMINISTRATION
31 S. SHAMAY AVE., GAITHERSBURG, MARYLAND 20877
MINOR AMENDMENT TO FINAL PLAN APPROVAL
THE CITY OF GAITHERSBURG PLANNING STAFF GRANTS MINOR AMENDMENT APPROVAL FOR APPLICATION NO. AFP-10058-2025
WITH EXHIBIT (S) CONDITIONS SEE S.D.A. LETTER
DATE 7/1/2025 BY Brian Fields

OWNER'S/DEVELOPER'S CERTIFICATION
I/We hereby certify that all grading, construction, and/or development will be done pursuant to this plan and that any responsible personnel involved in the construction project will have a Certificate of Insurance as a Department of Natural Resources approved bonding program for the control of sediment and erosion before beginning the project.
Signature: *Kate Kubit* Date: *7-1-2025*
Printed Name and Title: *Kate Kubit, VP, Project Manager*

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

CITY OF GAITHERSBURG PLANNING COMMISSION
 11 SOUTH SENECA AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON January 22, 2025
 APPLICATION NO. SP-9881-2024 WAS GRANTED
FINAL SITE PLAN APPROVAL
 WITH EIGHT (8) CONDITIONS. SEE PLAN LETTER
 DATE 7/1/2025 BY Brian Fields

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
 PLANNING AND CODE ADMINISTRATION
 315 SOUTH PINE AVE. GAITHERSBURG, MARYLAND 20877

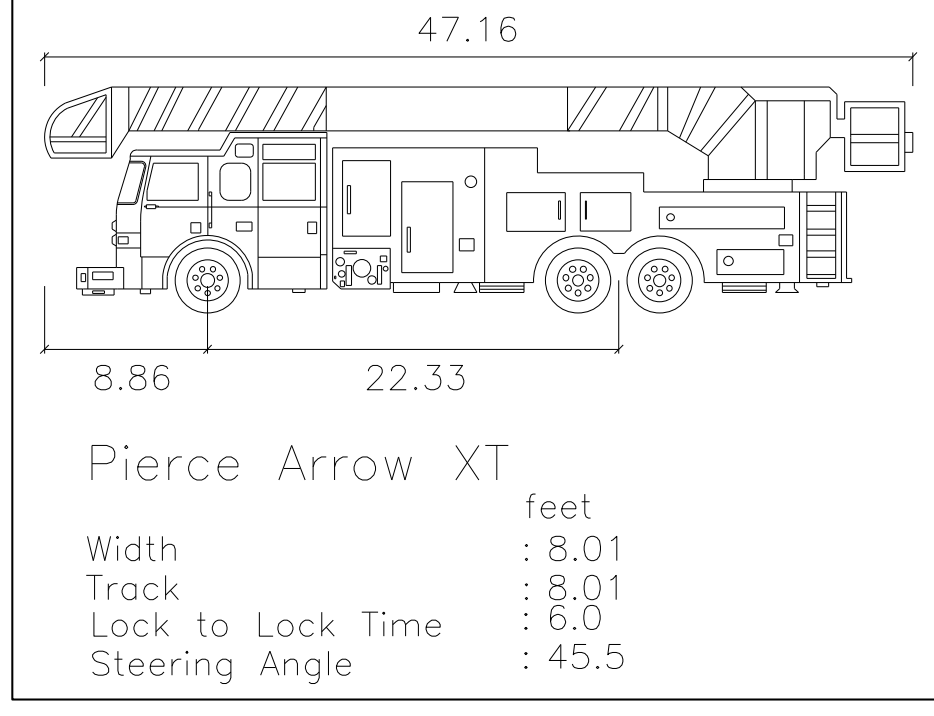
MINOR AMENDMENT TO FINAL PLAN APPROVAL
 THE CITY OF GAITHERSBURG PLANNING STAFF GRANTS MINOR AMENDMENT APPROVAL FOR APPLICATION NO. AFP-10058-2025 WITH NONE (0) CONDITIONS. SEE S.D.A. LETTER.
 DATE 7/1/2025 BY Brian Fields

CITY OF GAITHERSBURG
 DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
 APPLICATION NO. SP-9881-2024
 DATE 7-1-2025
 BY Brian Fields

CITY OF GAITHERSBURG
 DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
 APPLICATION NO. AFP-10058-2025
 DATE 7-1-2025
 BY Brian Fields

LEGEND

- FIRE ACCESS LANE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- HEIGHT RESTRICTED UNIT (GREATER THAN 50 FEET FROM FIRE DEPARTMENT ACCESS)



Pierce Arrow XT

Width : 8.01 feet
 Track : 0.01
 Lock to Lock Time : 0.01
 Steering Angle : 45.5

PARCEL N, BLOCK E
 PLAT 16
 WATKINS MILL TOWN CENTER
 PLAT NO. 23607

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 Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE
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OWNER / DEVELOPER / APPLICANT
 WATKINS MILL DEVELOPMENT, LLC
 1350 BEVERLY ROAD
 SUITE 240
 MCLEAN, VA 22101
 (703) 794-0700
 ATTN: KATE KUBIT
 KKUBIT@ELMSTREETDEV.COM

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 86992 EXPIRATION DATE: 6/27/2027



6/27/2025

FIRE DEPARTMENT ACCESS PLAN
FIRE DEPARTMENT ACCESS PLAN
STEVENSON-METGROVE PROPERTY
WATKINS MILL TOWN CENTER EAST
 GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP FT22	ZONING CATEGORY: MKD
WSSC 200 SHEET 224 NW 11	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NAVD 29	
DATE: 6/25/2025 DESIGNED: JS TECHNICAL: JS CHECKED: JDS CAP STOPS: VERNON ORD / MCS	
SHEET: 2 OF: 5	
PROJECT NO: 0580-45-02	

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

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CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
APPLICATION NO. SP-8881-2024
DATE 7-1-2025
BY *Brian Fields*

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
APPLICATION NO. AFP-10058-2025
DATE 7-1-2025
BY *Brian Fields*

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NO.	REVISIONS	BY	DATE

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OWNER / DEVELOPER / APPLICANT
WATKINS MILL DEVELOPMENT, LLC
135 BOVERLY ROAD
SUITE 240
MCLEAN, VA 22101
(703) 784-9700
ATTN: KATE KUBIT
KKUBIT@ELMSTREETDEV.COM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 86866 EXPIRATION DATE: 6/27/2027



6/27/2025

FIRE DEPARTMENT ACCESS PLAN
FIRE DEPARTMENT ACCESS PLAN
STEVENSON-METGROVE PROPERTY
WATKINS MILL TOWN CENTER EAST
GAITHERSBURG (10TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

LEGEND

- [Green Line] FIRE ACCESS LANE
- [Blue Circle with 'F'] PROPOSED FIRE HYDRANT
- [Blue Line] PROPOSED WATER LINE
- [Blue Star] HEIGHT RESTRICTED UNIT (GREATER THAN 50 FEET FROM FIRE DEPARTMENT ACCESS)

Pierce Arrow XT

Width	8.01 feet
Track	6.01 feet
Lock to Lock Time	6.0 seconds
Steering Angle	45.5 degrees

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CITY OF GAITHERSBURG PLANNING COMMISSION
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON January 22, 2025
APPLICATION NO. SP-8881-2024 WAS GRANTED
FINAL SITE PLAN APPROVAL
DATE 7/1/2025 BY *James S. Fisher*
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
PLANNING AND CODE ADMINISTRATION
31 S. SUBMITT AVE., GAITHERSBURG, MARYLAND 20877
APPLICATION NO. SP-8881-2024 WAS GRANTED
MINOR AMENDMENT TO FINAL PLAN APPROVAL
THE CITY OF GAITHERSBURG PLANNING STAFF GRANTS MINOR AMENDMENT APPROVAL FOR APPLICATION NO. AFP-10058-2025 WITH "NONE" (+) CONDITIONS. SEE S.D.A. LETTER.
DATE 7/1/2025 BY *James S. Fisher*

TAX MAP FT22	ZONING CATEGORY: MKD
WSSC 200 SHEET 224 NW 11	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NAVD 83	
DATE: 6/25/2025	DESIGNED: JS
1" = 20'	TECHNICAL: JS
SHEET 3	CHECKED: JDS
OF 5	ORD / MCS
PROJECT NO. 0580-45-02	

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